



## 143b/6, Bonnington Road, Edinburgh, EH6 5NQ

Light and Beautifully Presented, One-Bedroom, Third-Floor (Top) Flat

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# Property Description

Light and beautifully presented, one-bedroom, third-floor (top) flat, set in a modern, factored residential development. Conveniently located in the popular Bonnington area, north-west of Edinburgh city centre.

Comprises an entrance hallway, a living/dining room, a kitchen, a double bedroom, and a shower room.

Tastefully finished throughout, ready to move in, featuring quality flooring, a fitted kitchen with appliances, and a modern bathroom. In addition, there is double glazing, gas central heating, and good storage including a hall store, bedroom wardrobes and a loft space.

The development includes a secured entry, a shared bike store, and a private residents' car park. and a landscaped grounds.

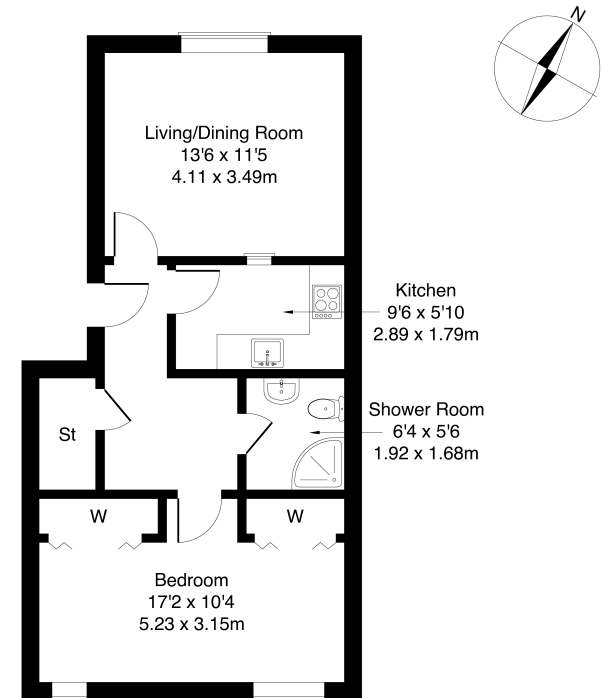
All white goods are included in the sale.

A welcoming entrance hall provides access to all rooms throughout the property and includes a practical storage cupboard. The living and dining area is finished with wood-effect flooring and a central light fitting, offering good space for both lounge furniture and a dining table. The fitted kitchen is designed for everyday use, with tiled-effect flooring, stone-effect worktops, a tiled splashback surround, and a sink with a drainer. Appliances include an integrated oven, gas hob, washing machine and fridge/freezer.

The double bedroom features carpeted flooring and two built-in wardrobes, providing excellent storage and plenty of space for a double bed and additional furniture. Completing the property, the shower room is fitted with tiled flooring, a tiled splashback surround, spotlighting, and a ladder-style radiator.

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Approximate Gross Internal Area: (540 sq ft - 50.2 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

## Area Description

Bonnington is a well-connected and increasingly popular residential area located just over a mile north of Edinburgh city centre. Positioned between the vibrant neighbourhoods of Broughton Street and Leith Walk, it offers residents easy access to a wealth of local amenities, independent retailers, cafés, restaurants, and bars. The nearby St James Quarter provides an extensive range of retail, dining, and lifestyle options, with further developments underway, while the vibrant Shore area is renowned for its waterside restaurants, trendy bars, and bustling social scene. Ocean Terminal

Shopping Centre is also within easy reach, offering high-street stores, a cinema, and a variety of eateries. Bonnington is rich in green space, with several parks and public squares nearby. The Water of Leith runs through the area, and the scenic Water of Leith Walkway, stretching from Balerno to Leith, offers a peaceful route for walking and cycling. Excellent public transport links are available from nearby Leith Walk and Broughton Street, providing quick and convenient access to the city centre and surrounding areas.









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